



General Assembly

February Session, 2016

Raised Bill No. 5619

LCO No. 2870



Referred to Committee on GOVERNMENT ADMINISTRATION
AND ELECTIONS

Introduced by:
(GAE)

***AN ACT CONVEYING CERTAIN PARCELS OF STATE LAND AND
REQUIRING A STUDY OF CERTAIN STATE REAL PROPERTY.***

Be it enacted by the Senate and House of Representatives in General
Assembly convened:

1 Section 1. (*Effective from passage*) (a) Notwithstanding any provision
2 of the general statutes, the Commissioner of Transportation shall
3 convey to the town of Franklin a parcel of land located in the town of
4 Franklin, for the sum of five hundred dollars. Said parcel of land has
5 an area of approximately 1.04 acres and is identified as the parcel
6 bordered only by Sodom Road and Route 32, and is further identified
7 as a parcel located on a map entitled "Town of Franklin, Map Showing
8 the Location of a Section of Highway and Maintenance to be
9 Abandoned on Norwich-Willimantic Road which shall revert to the
10 town as per section 2231 chapter 107 1949 revision of the general
11 statutes, Connecticut State Highway Department, Approved Dec. 19,
12 1950, G. Albert Hill, State Highway Commissioner, Abandonment filed
13 by Registered Mail Dec. 19, 1950, G. Albert Hill, State Highway
14 Commissioner, Sheet No. 9 of 66". On said map, the parcel is an oblong
15 shape, bordered by Route 32 and "Taking line" and containing a

16 portion of two parcels, one labelled Leonard E. Day and containing
17 two sheds and a house, and the other labelled Paul D. Gaudet and
18 Anne Evelyn Gaudet and containing the reference "B.M. No. 9-El
19 158.87 R.R. Spike in Tree, U.S.C. G. Dotum". The conveyance shall be
20 subject to the approval of the State Properties Review Board.

21 (b) The town of Franklin shall use said parcel of land for open space
22 purposes. If the town of Franklin:

23 (1) Does not use said parcel for said purposes;

24 (2) Does not retain ownership of all of said parcel; or

25 (3) Leases all or any portion of said parcel,

26 the parcel shall revert to the state of Connecticut.

27 (c) The State Properties Review Board shall complete its review of
28 the conveyance of said parcel of land not later than thirty days after it
29 receives a proposed agreement from the Department of
30 Transportation. The land shall remain under the care and control of
31 said department until a conveyance is made in accordance with the
32 provisions of this section. The State Treasurer shall execute and deliver
33 any deed or instrument necessary for a conveyance under this section,
34 which deed or instrument shall include provisions to carry out the
35 purposes of subsection (b) of this section. The Commissioner of
36 Transportation shall have the sole responsibility for all other incidents
37 of such conveyance.

38 Sec. 2. (*Effective from passage*) (a) Notwithstanding any provision of
39 the general statutes, the Commissioner of Transportation shall convey
40 to the town of Wilton two parcels of land located in the town of Wilton
41 and any improvements on said parcels, located on the westerly side of
42 United States Route 7, immediately north of Wilton High school, at a
43 cost equal to the administrative costs of making such conveyance. The
44 first parcel of land has an area of approximately 2 acres and is

45 identified as Lot 12 of Wilton Tax Assessor's Map 47. The second
46 parcel of land has an area of approximately 2.8 acres and is identified
47 as Lot 13 of Wilton Tax Assessor's Map 47. The conveyance shall be
48 subject to the approval of the State Properties Review Board.

49 (b) The town of Wilton shall use the first parcel of land and any
50 improvements upon said parcel for recreational and municipal
51 purposes and the second parcel and any improvements upon said
52 parcel for an earth material storage yard. If the town of Wilton:

53 (1) Does not use said parcels and improvements for said purposes;

54 (2) Does not retain ownership of all of said parcels and
55 improvements; or

56 (3) Leases all or any portion of said parcels or improvements,

57 the parcels shall revert to the state of Connecticut.

58 (c) The State Properties Review Board shall complete its review of
59 the conveyance of said parcels of land not later than thirty days after it
60 receives a proposed agreement from the Department of
61 Transportation. The land shall remain under the care and control of
62 said department until a conveyance is made in accordance with the
63 provisions of this section. The State Treasurer shall execute and deliver
64 any deed or instrument necessary for a conveyance under this section,
65 which deed or instrument shall include provisions to carry out the
66 purposes of subsection (b) of this section. The Commissioner of
67 Transportation shall have the sole responsibility for all other incidents
68 of such conveyance.

69 Sec. 3. (*Effective from passage*) (a) Notwithstanding any provision of
70 the general statutes, the chairperson of the Board of Regents for Higher
71 Education shall convey to the town of Manchester a parcel of land
72 located in the town of Manchester, at no cost. Said parcel of land has
73 an area of approximately .314 acre and is identified as a portion of Lot

74 60 Block 470 of Manchester Tax Assessor's Map 34, located on the
75 easterly side of Hillstown Road in Manchester, a portion of the
76 Manchester Community Technical College and shown as "Taking
77 Area, Area=13682 SQ. FT.=0.314 acres" on a map entitled "Property
78 Survey, Town of Manchester, Map Showing Land Acquired from the
79 State of Connecticut by the Town of Manchester, Hillstown Road,
80 Manchester, Connecticut, Job Number 96593A11, Phase 8000, Date
81 7/24/1998, Sheet No. 1 of 1... Scale 1"=40', Fuss & O'Neill, Inc.
82 Consulting Engineers." The conveyance shall be subject to the approval
83 of the State Properties Review Board.

84 (b) The town of Manchester shall use said parcel of land for
85 highway and traffic purposes. If the town of Manchester:

86 (1) Does not use said parcel for said purposes;

87 (2) Does not retain ownership of all of said parcel; or

88 (3) Leases all or any portion of said parcel,

89 the parcel shall revert to the state of Connecticut.

90 (c) The State Properties Review Board shall complete its review of
91 the conveyance of said parcel of land not later than thirty days after it
92 receives a proposed agreement from the Board of Regents for Higher
93 Education. The land shall remain under the care and control of said
94 board until a conveyance is made in accordance with the provisions of
95 this section. The State Treasurer shall execute and deliver any deed or
96 instrument necessary for a conveyance under this section, which deed
97 or instrument shall include provisions to carry out the purposes of
98 subsection (b) of this section. The chairperson of the Board of Regents
99 for Higher Education shall have the sole responsibility for all other
100 incidents of such conveyance.

101 Sec. 4. Section 5 of special act 13-23 is amended to read as follows
102 (*Effective from passage*):

103 (a) Notwithstanding any provision of the general statutes, not
104 earlier than October 1, 2014, the Commissioner of Administrative
105 Services, on behalf of the Commissioner of Developmental Services,
106 upon certification of the Commissioner of Developmental Services that
107 the parcel is no longer needed for residential purposes, shall convey to
108 the town of Southbury a parcel of land located in the town of
109 Southbury, at a cost equal to the administrative costs of making such
110 conveyance. Said parcel of land has an area of approximately 45 acres
111 and is identified as a portion of the parcel of land containing the
112 Southbury Training School Personnel Village east of South Britain
113 Road. The Commissioner of Developmental Services shall identify said
114 parcel upon completion of a Class A-2 horizontal survey paid for and
115 completed by the town of Southbury. The conveyance shall be subject
116 to the approval of the State Properties Review Board.

117 (b) The town of Southbury shall use said parcel of land for housing
118 purposes. If the town of Southbury:

119 (1) Does not use said parcel for said purposes;

120 (2) Does not retain ownership of all of said parcel;

121 (3) Leases all or any portion of said parcel, provided this restriction
122 shall not apply to a lease to a nonprofit organization for senior housing
123 purposes or a sublease in accordance with subsection (c) of this section,

124 the parcel shall revert to the state of Connecticut.

125 (c) The nonprofit organization to whom a lease is assigned in
126 accordance with subdivision (3) of subsection (b) of this section may
127 assign a sublease to another entity formed for the development,
128 construction and management of low-income senior housing if such
129 sublease is entered into for purposes of enabling state financing or the
130 allocation of federal tax credits and subsequent investment, such as
131 Low Income Housing Tax Credits pursuant to Section 42 of the

132 Internal Revenue Code of 1986, or any subsequent corresponding
133 internal revenue code of the United States, as amended from time to
134 time.

135 ~~[(c)]~~ (d) One hundred and twenty days prior to the transfer, the
136 town of Southbury shall conduct an environmental impact evaluation
137 in accordance with part I of chapter 439 of the general statutes of said
138 parcel. The town shall pay all costs and fees associated with
139 conducting such evaluation. Prior to the transfer of the property, the
140 town shall submit such evaluation to the Secretary of the Office of
141 Policy and Management. Based upon a review of the environmental
142 impact evaluation by the secretary, additional terms and conditions or
143 adjustment to the deed or other instrument may be required by the
144 secretary or the secretary, in the secretary's sole discretion, may
145 terminate the proposed transfer.

146
147 ~~[(d)]~~ (e) The State Properties Review Board shall complete its review
148 of the conveyance of said parcel of land not later than thirty days after
149 it receives a proposed agreement from the Department of
150 Administrative Services. The land shall remain under the care and
151 control of said department until a conveyance is made in accordance
152 with the provisions of this section. The State Treasurer shall execute
153 and deliver any deed or instrument necessary for a conveyance under
154 this section, which deed or instrument shall include provisions to carry
155 out the purposes of subsections (b), ~~[and]~~ (c) and (d) of this section.
156 The Commissioner of Administrative Services shall have the sole
157 responsibility for all other incidents of such conveyance.

158
159 Sec. 5. (*Effective from passage*) The Commissioner of Administrative
160 Services, in consultation with the Secretary of the Office of Policy and
161 Management, shall conduct a study evaluating any real property
162 owned by the state that is zoned for residential use by local zoning
163 authorities but is located in a zone authorized to contain commercial
164 structures, as authorized by the municipality. Upon the completion of

165 the study, the Commissioner of Administrative Services shall submit a
166 report, in accordance with the provisions of section 11-4a of the general
167 statutes, to the joint standing committee of the General Assembly
168 having cognizance of matters relating to government administration
169 and any other joint standing committee of the General Assembly
170 having cognizance of each state agency owning any such property.
171 Such report shall recommend transferring such properties and any
172 legislation necessary to expedite the approval process under state and
173 local authority.

174 Sec. 6. (*Effective from passage*) (a) (1) Notwithstanding any provision
175 of the general statutes, the Commissioner of Mental Health and
176 Addiction Services shall convey to the city of Middletown a parcel of
177 land located in the city of Middletown and any improvements on said
178 parcel, for the sum of one dollar. Said parcel of land has an area of
179 approximately 3.38 acres and is identified as a portion of the parcel
180 containing the Connecticut Valley Hospital and contains the Mary
181 Shepherd Home.

182 (2) The parcel is further described as follows: Beginning at an iron
183 pin in the northwesterly property line herein described and the
184 southerly property line of land of the state of Connecticut and at a
185 point along the easterly street line of Eastern Drive, thence southerly
186 on a bearing of South 11 degrees, 54 minutes, 38 seconds East, a
187 distance of 199.99 feet along said street line to an iron pin, thence
188 running southeasterly on a curve to the left having a radius of 391.01
189 feet a distance of 138.93 feet to an iron pin, thence southeasterly along
190 street line on a bearing of South 29 degrees, 39 minutes, 46 seconds
191 East, a distance of 79.59 feet to an iron pin thence running on a curve to
192 the left of radius 24.59 feet a distance of 38.84 feet to an iron pin on the
193 northerly street line of Bow Lane thence running on a curve to the
194 right having a radius of 1234.96 feet a distance of 197.33 feet along said
195 street line to an iron pin thence running northeasterly on a bearing of
196 North 22 degrees, 10 minutes, 23 seconds East, a distance of 50.40 feet
197 to an iron pin on the westerly side of Harvey Drive thence running

198 northeasterly on a bearing of North 13 degrees, 53 minutes, 26 seconds
199 East, a distance of 92.82 feet to an iron pin thence running
200 northwesterly on a curve to the left of radius 428.21 feet a distance of
201 186.36 feet to an iron pin thence running northwesterly on a bearing of
202 North 14 degrees, 11 minutes, 28 seconds West, a distance of 144.86
203 feet to an iron pin on the southerly property line of the land of the state
204 of Connecticut thence southwesterly along said line, a bearing of South
205 84 degrees, 17 minutes, 26 seconds West, a distance of 155.80 feet to an
206 iron pin, thence running southwesterly on a bearing of South 13
207 degrees, 43 minutes, 7 seconds West, a distance of 57.40 feet to an iron
208 pin, thence southwesterly on a bearing of South 31 degrees, 22
209 minutes, 50 seconds West, a distance of 48.51 feet to an iron pin thence
210 southwesterly on a bearing of South 76 degrees, 48 minutes, 43 seconds
211 West, a distance of 135.45 feet to the iron pin being the said point of
212 beginning.

213 (3) The conveyance shall be subject to the approval of the State
214 Properties Review Board.

215 (b) The city of Middletown shall use said parcel of land for
216 permanent supportive housing purposes. If the city of Middletown:

217 (1) Does not use said parcel for said purposes;

218 (2) Does not retain ownership of all of said parcel, other than a
219 transfer to the successful respondent under subsection (c) of this
220 section; or

221 (3) Leases all or any portion of said parcel, other than a lease to the
222 successful respondent under subsection (c) of this section;

223 the parcel shall revert to the state of Connecticut.

224 (c) The city of Middletown may transfer or lease said parcel and the
225 Mary Shepherd Home to the successful respondent of a request for
226 proposals issued by the city to redevelop the Mary Shepherd Home

227 into permanent supportive housing with a focus on veterans.

228 (d) The State Properties Review Board shall complete its review of
229 the conveyance of said parcel of land not later than thirty days after it
230 receives a proposed agreement from the Department of Mental Health
231 and Addiction Services. The land shall remain under the care and
232 control of said department until a conveyance is made in accordance
233 with the provisions of this section. The State Treasurer shall execute
234 and deliver any deed or instrument necessary for a conveyance under
235 this section, which deed or instrument shall include provisions to carry
236 out the purposes of subsections (b) and (c) of this section. The
237 Commissioner of Mental Health and Addiction Services shall have the
238 sole responsibility for all other incidents of such conveyance.

239 Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of
240 the general statutes, the Commissioner of Transportation shall convey
241 to the town of Greenwich for the Bruce Museum a parcel of land
242 located in the town of Greenwich, at a cost equal to the administrative
243 costs of making such conveyance. Said parcel of land has an area of
244 approximately 5.85 acres and is identified as a twenty-five-foot-wide
245 parcel located between interstate 95 and the Bruce Museum in the
246 town of Greenwich, and a portion of Block 2 Lot 545 of Greenwich
247 Assessor's Map 286 and is further described as the parcel of land
248 depicted on a map entitled "Property of the Town of Greenwich Bruce
249 Museum, Greenwich, CT, dated 7/26/90, revised 3/26/91, by SE
250 Miner & Co. Inc." The conveyance shall be subject to the approval of
251 the State Properties Review Board.

252 (b) The town of Greenwich shall use said parcel of land for open
253 space and public parking purposes. If the town of Greenwich:

254 (1) Does not use said parcel for said purposes;

255 (2) Does not retain ownership of all of said parcel; or

256 (3) Leases all or any portion of said parcel,

257 the parcel shall revert to the state of Connecticut.

258 (c) The State Properties Review Board shall complete its review of
259 the conveyance of said parcel of land not later than thirty days after it
260 receives a proposed agreement from the Department of
261 Transportation. The land shall remain under the care and control of
262 said department until a conveyance is made in accordance with the
263 provisions of this section. The State Treasurer shall execute and deliver
264 any deed or instrument necessary for a conveyance under this section,
265 which deed or instrument shall include provisions to carry out the
266 purposes of subsection (b) of this section. The Commissioner of
267 Transportation shall have the sole responsibility for all other incidents
268 of such conveyance.

269 Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of
270 the general statutes, the Commissioner of Energy and Environmental
271 Protection shall convey to the town of Groton six parcels of land
272 located in the town of Groton, at no cost. The first parcel of land has an
273 area of approximately 24.5 acres and is identified as Groton Assessor's
274 property identification number 271018207236E. The second parcel of
275 land has an area of approximately 36.5 acres and is identified as a
276 portion of Groton Assessor's property identification number
277 261906386767E. The third and fourth parcels of land have an area of
278 approximately 4 acres and are identified as Groton Assessor's property
279 identification number 271018408826E. The fifth parcel of land has an
280 area of approximately 1 acre and is identified as Groton Assessor's
281 property identification number 261907581499E. The sixth parcel of
282 land has an area of approximately .5 acre and is identified as Groton
283 Assessor's property identification number 261910463851. The
284 conveyance shall be subject to the approval of the State Properties
285 Review Board.

286 (b) The town of Groton shall use said parcels of land for economic
287 development, recreational and open space purposes. If the town of
288 Groton:

289 (1) Does not use said parcels for said purposes;

290 (2) Does not retain ownership of all of said parcels; or

291 (3) Leases all or any portion of said parcels,

292 the parcels shall revert to the state of Connecticut.

293 (c) The parcels of land shall be conveyed subject to the rights of
 294 those having interests in the Smith Burying Ground located on the first
 295 parcel to pass and repass from the Smith Burying Ground over a path
 296 to River Road with vehicles and on foot and to keep the path in good
 297 condition, as reflected in a document recorded in Volume 90 at Page
 298 426 of the town of Groton land records.

299 (d) The State Properties Review Board shall complete its review of
 300 the conveyance of said parcels of land not later than thirty days after it
 301 receives a proposed agreement from the Department of Energy and
 302 Environmental Protection. The land shall remain under the care and
 303 control of said department until a conveyance is made in accordance
 304 with the provisions of this section. The State Treasurer shall execute
 305 and deliver any deed or instrument necessary for a conveyance under
 306 this section, which deed or instrument shall include provisions to carry
 307 out the purposes of subsections (b) and (c) of this section. The
 308 Commissioner of Energy and Environmental Protection shall have the
 309 sole responsibility for all other incidents of such conveyance.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>from passage</i>	New section
Sec. 3	<i>from passage</i>	New section
Sec. 4	<i>from passage</i>	SA 13-23, Sec. 5
Sec. 5	<i>from passage</i>	New section
Sec. 6	<i>from passage</i>	New section
Sec. 7	<i>from passage</i>	New section

Sec. 8	<i>from passage</i>	New section
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Statement of Purpose:

To convey certain parcels of land owned by the state and to require a study of certain property owned by the state.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]